

PUBLIC HEARING AGENDA



Planning & Zoning Commission

**T U E S D A Y
OCTOBER 12, 2004**

REVISED

The City of Tempe endeavors to make all public hearings accessible to persons with disabilities. With 48 hours advance notice, special assistance can be provided for sight and/or hearing impaired persons at public meetings. Please call 480-350-8331 (voice) or 480-350-8400 (TDD) to request an accommodation to participate in Planning Commission public hearings.

PRE-SESSION - begins at 6:30 p.m. – Tempe City Council Chambers (Garden Level), 31 East Fifth Street. The Planning & Zoning Commission reserves this time to discuss informally any item(s) appearing on the Public Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.

- Review of proposed Consent Agenda
- Tree City USA

PLANNING AND ZONING COMMISSION HEARING –7:00 p.m. – Council Chambers, 31 East Fifth Street.

Consideration of Minutes.

1. **ZONING AND DEVELOPMENT CODE (0414)** Hold a public hearing for **CITY OF TEMPE – ZONING AND DEVELOPMENT CODE** (City of Tempe, applicant) **Ordinance 2003.36 #ZON-2003.19** for the proposed Zoning and Development Code. This Code will implement Tempe's General Plan and promote public health, safety, convenience, aesthetics and welfare. It encourages the efficient use of land, sustainable land use and building practices, transportation options and accessibility, and crime prevention. It will require timely citizen involvement in land use decision-making, and promote efficiency in development review and land use administration. The Code will regulate, among other things, building heights, setbacks, parking, landscaping and signs. It will also regulate what uses are allowed in a building and include procedures for requesting approval of a project. The proposed code will combine the CCR, C-1 and C-2 zoning districts into the CSS district and broaden the standards and uses allowed. It will also combine the I-1 and I-2 zoning districts into the GID district. A copy of the proposed code is on file with the City Clerk's Office. **Note: Continued from the September 28, 2004 public hearing. This will be the 22nd public hearing for this item.**
2. **PLANNED DEVELOPMENT (0406)** – Hold a public hearing for **FOUNTAINHEAD CORPORATE PARK** (Amberjack, Ltd., property owner) **#SPD-2004.61** for an Amended Preliminary Planned Area Development for Fountainhead Corporate Park, consisting of 1,896,400 s.f. of total building area on 74.58 gross acres. The proposed request would exclude from the Planned Area Development, Sites 3 and 4 of the previously approved plan.

3. **PLANNED DEVELOPMENT (0406)** – Hold a public hearing for **FOUNTAINHEAD PARK PLAZA** (Amberjack, Ltd., property owner) **#SPD-2004.74** for a Preliminary and Final Planned Area Development for Park Plaza, Lot 6 of Fountainhead Corporate Park. Consisting of 101,300 square feet of office building located on 6.12 acres at 2625 S. Plaza Drive, Tempe, Arizona. This building was originally approved in November 1998 as part of Site 3 and 4; Phase IV of the Fountainhead Corporate park 3rd Amended Preliminary P.A.D. No changes are being proposed to the existing development on site, this request is required to complete separation of the adjacent Sites 3 and 4 from the Fountainhead P.A.D. This proposal would create a new P.A.D. to the exact standards of the existing development, which will remain part of Fountainhead Corporate Park, and be governed by the existing CC&R's.
4. **PLANNED DEVELOPMENT (0406)** Request by **ELNA RAE BUSINESS PARK** (DeMuro Family Trust, property owner) **#SBD-2004.77** for a Preliminary and Final Subdivision Plat consisting of three (3) lots and one (1) tract on 2.41 net acres, located at 1550 West Elna Rae Street.
5. **COMMISSION ANNOUNCEMENTS**
6. **PLANNING MANAGER'S UPDATE**

POST-SESSION – begins after regular meeting – Tempe City Council Chambers, 31 E. Fifth Street. If necessary, continue pre-session discussion.